089.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,000 / 706,000
					USE VALUE:	706,000 / 706,000
					ASSESSED:	706,000 / 706,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		MEAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHMIDT DARBY R
Owner 2:	THOMPSON CHRISTOPHER F
Owner 3:	
Street 1:	14 MEAD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GRAY STEVEN A & DEBORAH J -
Owner 2:	-
Street 1:	14 MEAD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 1920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	286,000		420,000	706,000
Total Card	0.138	286,000		420,000	706,000
Total Parcel	0.138	286,000		420,000	706,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.71 | /Parcel: 367.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 56922
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,000	0	6,000.	420,000	706,000	706,000	Year End Roll	12/18/2019
2019	101	FV	236,000	0	6,000.	426,000	662,000	662,000	Year End Roll	1/3/2019
2018	101	FV	236,000	0	6,000.	318,000	554,000	554,000	Year End Roll	12/20/2017
2017	101	FV	236,000	0	6,000.	288,000	524,000	524,000	Year End Roll	1/3/2017
2016	101	FV	236,000	0	6,000.	276,000	512,000	512,000	Year End	1/4/2016
2015	101	FV	222,300	0	6,000.	234,000	456,300	456,300	Year End Roll	12/11/2014
2014	101	FV	191,500	0	6,000.	222,000	413,500	413,500	Year End Roll	12/16/2013
2013	101	FV	188,700	0	6,000.	211,200	399,900	399,900		12/13/2012

!7270!

PRINT

Date	Time
12/10/20	21:55:28

LAST REV

Date	Time
02/05/19	12:47:30

ekelly

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7270

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAY STEVEN A &	53816-81		11/10/2009		412,500	No	No		
IMLACH ROBERT A	29036-405		8/31/1998		253,000	No	No		Y

USER DEFINED

Prior Id # 1:	56922
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/2/2017	114	Solar Pa	3,264	C				
6/25/2015	805	Solar Pa	16,900		6/25/2015			Install 13 solar p
6/3/2014	594	Redo Bas	34,200					
11/15/2012	1500	Redo Bat	13,740	C				
9/4/2012	1109	Redo Bat	10,000	C				
8/22/1995	491	Manual	2,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
7/3/2013	Info Fm Prmt	EMK	Ellen K
5/1/2013	Info Fm Prmt	EMK	Ellen K
4/10/2013	Info Fm Prmt	EMK	Ellen K
12/13/2008	Meas/Inspect	345	PATRIOT
4/28/2000	Inspected	264	PATRIOT
1/19/2000	Measured	163	PATRIOT
7/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	5									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	103900
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351375
Depreciation:	65356
Depreciated Total:	286019

COMMENTS

BMT FLOODS HEAVY RAINS. OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

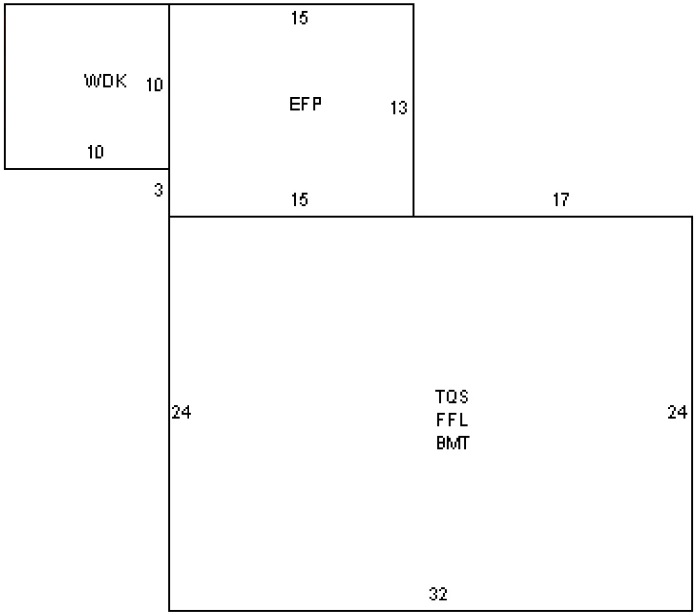
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	118.82
Final Total:	286000	Val/Su SzAd	212.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	61.660	47,351
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	576	141.740	81,640
EFP	Enclos Porch	195	41.180	8,031
WDK	Deck	100	16.000	1,600

Net Sketched Area:	2,407			Total:	247,475
Size Ad	1344	Gross Are	2599	FinArea	1920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	D	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: